



Westfield–Washington Township Advisory Plan Commission Minutes of the August 5, 2019 APC Meeting

Presented for approval: August 19, 2019

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, August 5, 2019 scheduled for 7:00 p.m. at the Westfield City Hall.

Opening of Meeting: 7:00 p.m.

Roll Call: Noted presence of a quorum.

Members Present: Randy Graham, Steve Hoover, Robert Horkay, Ginny Kelleher, Andre Maue, Dave Schmitz, Robert Smith, Scott Willis, and Chris Woodard.

Members Absent: All present.

City Staff Present: Kevin Todd, Senior Planner; Daine Crabtree, Associate Planner; Caleb Ernest, Associate Planner; Jonathan Dorsey, Associate Planner; and Brian Zaiger, City Attorney with Krieg DeVault.

Graham read a letter from the Fire Marshal in regard to fire safety and building occupancy.

APPROVAL OF MINUTES:

Motion: Approve July 1, 2019 and July 15, 2019 meeting minutes as written.

Motion: Willis; Second: Woodard. Motion passed. Vote: 9-0.

REVIEW OF RULES AND PROCEDURES

Todd reviewed the meeting rules and procedures.

OPENING OF MEETING

CONSENT AGENDA ITEMS

No Consent Agenda Items.

ITEMS OF BUSINESS

1907-PUD-19

Westchester PUD Amendment

East side of Towne Road, between 151st Street and 169th Street

Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC requests an amendment to the Architectural Standards of the Westchester PUD District, as well as modifications to the associated zoning commitments.

(Planner: Pam Howard ▪ PHoward@westfield.in.gov)

Todd overviewed this request for an amendment to the Architectural Standards of the Westchester PUD District.

Jon Dobosiewicz with Nelson & Frankenberger summarized the changes made to this project that came to be in response to public comments.

Smith asked for clarification of the current changes made from the previously approved plan.

Dobosiewicz responded that the changes were made in regard to specific situations and that the changes address builder requirements added to the PUD text and that materials be carried around the home at a percentage determined by the builder.

Smith asked if the petitioner if these changes addressed the concerns of the residents who commented.

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Dobosiewicz said yes.

Kelleher and Smith commented about the width of the wrap and asked that it be 30-inches on a ranch or one and half story and 36-inches for two stories.

Dobosiewicz responded that the petitioner would agree to that request.

Motion: Forward 1907-PUD-19, to the City Council with a favorable recommendation with the following condition:

- Strike the wording of 2.2(8) and of the wording for the bottom of the window, whichever is less.

Motion: Willis; Second: Woodard. Motion passed. Vote: 9-0.

Plan Commission Order 19-02 Wheeler Landing EDA Amendment

Order of the Westfield-Washington Plan Commission determining that a resolution and an amended Economic Development Plan approved and adopted by the Westfield Redevelopment Commission conform to the plan of development for the City of Westfield and approving the resolution and amended plan.

City Attorney Brian Zaiger summarized this process which is designed to assure that the Wheeler Landing EDA Amendment Declaratory Resolution complies with the Comprehensive Plan. He said that after tonight's approval the document will go to City Council for approval and then return to the Westfield Redevelopment Commission for a confirmatory resolution.

Kelleher asked staff for confirmation that this this document meets the Comprehensive Plan.

Todd replied that it does.

Motion: Approve Plan Commission Order 19-02.

Motion: Smith; Second: Willis. Motion passed. Vote: 9-0

PUBLIC HEARING ITEMS

1908-PUD-21

[PUBLIC HEARING]

Orchard View of Westfield

West side of Spring Mill Road, approximately 1,300 feet north of State Road 32

Arbor Homes requests a change in zoning of approximately 103 acres +/- from the AG-SF1: Agricultural / Single-Family Rural District and the Spring Mill Trails PUD District to the Orchard View PUD District.

(Planner: Jonathan Dorsey ▪ JDorsey@westfield.in.gov)

Dorsey overviewed this petition and reported that the Petitioner held a neighborhood meeting on July 23, 2019.

Eric Douthit, with Church, Church, Hittle & Antrim, representing the petitioner, summarized this proposed project adding that this product would provide attainable housing and stating that the Comprehensive Plan specifically addresses a mix of housing choices. He added that buffers and transitions as required in the Comprehensive Plan will be as addressed. The connectivity that is required by the Comprehensive Plan will be provided.

Paul Munoz with Arbor Homes presented Arbor's history as a homebuilder. He showed a map showing the layout and location of the proposed project and spoke to the current uses of nearby properties. He shared character exhibits of the varied types and designs of homes. He discussed the following items that the project will include:

- Twenty-six acres of green space which would include twelve acres of habitat preservations with trails
- Tree preservation
- Passive and active recreation areas
- Planned fitness stations
- Increased landscaping, trees, and buffering
- Ninety possible different home elevations

Public Hearing for 1908-PUD-21 opened at 7:41p.m.

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Steven Newnam, 17922 Spring Mill Road; stated he was concerned about drainage and how it might affect his property. He questioned the location of the proposed walking path and voiced concerns of the future of his home. He also said he was concerned about added traffic on Spring Mill Road. He said he was not against the project.

Dee Burke, 18169 Knobstone Way; said she was concerned about the density and the size of lots. She stated that at the neighborhood meeting she requested that the developer extend the walking path, that currently exists adjacent to the apartments, on to connect to Spring Mill Road. She said there was no mention of that in their presentation and it does not appear on the rendering. She said she has a number of concerns about Arbor Homes. She said she sent an email as well detailing additional concerns.

Public Hearing for 1908-PUD-21 closed at 7:47p.m.

Hoover asked for clarifications on the exhibit showing architectural enhancements, stating it appeared to be incorrect.

Petitioner responded it would be corrected.

Mike Campbell, on behalf of Arbor Homes responded to the public comments. As to drainage, he said that would be addressed at the meeting of the Technical Advisory Committee and will be handle. He said he will meet with Mr. Newnam to discuss his property. He addressed the path and said they contemplate extending this path and would work with staff to address any issues that relate.

Smith asked the petitioner to look into the path and have it defined before returning back to the Plan Commission. He also asked to see exhibits of the homes without the optional brick and shutters.

The Petitioner agreed to Smith's requests.

Schmitz asked if pathway connectivity would be contained to roads and sidewalks or would it include asphalt paths.

The Petitioner replied that connectivity would be roads and sidewalks.

Willis asked about the use of the same floor plans and homes designs within the same neighborhood.

Petitioner replied that they would be following a non-monotony commitment

Schmitz asked if that the developer plans to follow the UDO's non-monotony clause.

Petitioner said yes, they would be matching the UDO standards.

Kelleher asked for clarification of items shown on the southern border of the concept plan.

Petitioner replied with what is shown is the property line, building setback line and tree preservation line.

Kelleher voiced concerns about the the trail setback requirement and the use of vinyl.

The Petitioner responded that setbacks would be adjusted to co-ordinate with the size of the garage.

Kelleher wants to make sure that there is enough room in the driveway to allow for the car without extending into the sidewalk. She wants to make sure that non-monotony standards would be met

Dorsey replied that, although it is not updated in the current presentation, they are working with Arbor Homes to address the conformity to the City's non-monotony standards.

1908-ODP-13
1908-SPP-13
[PUBLIC HEARING]

Spring Mill Station SWC Apartments
Southwest Corner of 161st Street and Spring Mill Road
CRG Residential, LLC requests Overall Development Plan and Primary Plat review of 3 Lots, 1 Block, and 1 Common Area on 34.24 acres +/- in the Spring Mill Station SWC PUD District.
(Planner: Pam Howard ▪ PHoward@westfield.in.gov)

Todd overviewed this request for an Overall Development Plan and Primary Plat review.

Public Hearing for 1908-ODP-13 & 1908-SPP-13 opened at 8:03 p.m.

Mike Lutomski, 15858 River Birch Road; said he is the president of the Mulberry Farms HOA and voiced concerns about the number of new residents that will be coming in with this project and will be affected by the current conditions of Spring Mill Road. He said he wants to make sure that Mulberry Farms residents will have safe entry and exits on to the road.

Public Hearing for 1908-ODP-13 & 1908-SPP-13 closed at 8:05 p.m.

David George, with CRG Residential, LLC responded that improvements and widening of Spring Mill and 161st are a part of their plans.

Todd added that it will be included in the DDP that will be coming before the Commission.

No Commission comments.

1908-PUD-22
[PUBLIC HEARING]

Spring Mill Centre PUD
Northeast corner of SR 32 and Spring Mill Road
Zentz Consulting, LLC by Clark Quinn Law requests a change in zoning of 57 acres +/- from the EI: Enclosed Industrial, OI: Open Industrial and AG-SF1: Agriculture / Single-Family Rural District to the Spring Mill Centre PUD District.
(Planner: Caleb Ernest ▪ CErnest@westfield.in.gov)

Ernest overviewed this request for a change in zoning. He added that this petition was introduced at the July 8, 2019, City Council meeting, and that the petitioner held a neighborhood meeting at the City Services Building on July 31, 2019.

APC Member Chris Woodard recused himself at 8:08 p.m.

Russell Brown with Clark, Quinn, Moses, Scott & Grahn, LLP summarized this PUD proposal. He said the current property owner is relocating within Westfield which allows for this corner to be opened up for beautification and redevelopment. This proposal for a mixed unit development includes three subdistricts that would include general business, retail, restaurant, professional office, a possible gas station, general office and EI while excluding OI. He added that this proposed plan would allow for transportation connectivity that has not been previously possible given the use and zoning of the property.

Public Hearing for 1908-PUD-22 opened at 8:16 p.m.

No public comments.

Public Hearing for 1908-PUD-22 closed at 8:17 p.m.

Kelleher asked for clarification for accessory use in Area One.

Brown responded that this is designed for when a lot has three front yards.

Kelleher asked that screening be explained in the plan.

Brown said he would do that.

Kelleher said that with Meijer coming to this corridor she hopes that fast food and drive-thrus would be limited. She voiced concern of the northern area being high intensity retail and added that the 32 Corridor was planned to be an employment corridor providing jobs for residents. She also inquired about trails.

Brown responded that there is intent for interconnectivity.

Kelleher said she would like that text about connectivity in the ordinance.

Smith stated that direction would be helpful about how much retail is needed.

APC Member Chris Woodard returned to the meeting at 8:37 p.m.

FIVE MINUTE RECESS TO ALLOW AUDIENCE TO REORGANIZE AND BE SEATED

REVIEW OF RULES AND PROCEDURES

Todd reviewed the meeting rules and procedures. He reassured the audience that all comments have been received and will be put on the record. Garry Harling, Fire Marshal and Todd explained the process of public comments.

1908-PUD-20

[PUBLIC HEARING]

The Landings at Village Farms

14851 Oak Ridge Road

Pulte Homes of Indiana, LLC and Mark Zukerman by Nelson and Frankenberger, LLC requests a change in zoning of approximately 58.02 acres +/- from the SF2: Single-Family Low Density District to The Landings at Village Farms PUD.

(Planner: Daine Crabtree ▪ DCrabtree@westfield.in.gov)

Crabtree overviewed this request for a change in zoning for property located at the northeast corner of 146th Street and Oak Ridge Road. He said the proposed PUD would contain 2 districts: Area A, in the middle & northern area of the Real Estate would be SF-4 underlying with approximately 94 single-family detached residential lots and Area B, which abuts 146th Street, would be LB: Local Business underlying commercial. He stated that petitioner held a neighborhood meeting on July 24th. He added that the department has received several written comments.

Jon Dobosiewicz, with Nelson and Frankenberger, representing the petitioner, summarized details about the proposed PUD. He said this PUD would include residential and commercial uses. He said that the area was identified as Suburban Residential in the Comprehensive Plan and was designated as an Economic Development Area (EDA) in 2013. He said the proposed residential area would contain approximately 94 homes and those along Oak Ridge Road would front-face Oak Ridge Road. The residential area would have ample open space and significant tree preservation. He said any access from 146th Street would be subject to Hamilton County Highway approval. He stated the commercial area is 17 acres; however, due to an existing pipeline easement the usable acreage would be 11 acres. He said the property's zoning of Local Business would allow for neighborhood uses excluding fast food and gas stations. He added that allowable smaller uses would include drugstore, coffee shop, medical offices and a daycare. He said that shared residential properties would have a minimum 50-foot buffer area with mounding, landscaping, and fence screening. Home prices would average 325,000 to 350,000 which is inline pricewise with adjacent neighborhoods. He stated that home sizes and architectural standards will be above UDO standards. The commercial uses would have a residential theme and have a maximum size of 12,000/sf. He added that the PUD would include active and passive amenities including a pocket park, extensive walking trails, canoe launch, a large park and playground with open space, and trail connectivity. He said the amenities would be maintained by a neighborhood HOA. He stated that the developer had received significant public comment centered on the density of the proposed residential; objections to any commercial zoning; traffic volume; traffic safety; drainage; and conformance with the Comprehensive Plan. He said that if there is a need to reconsider the area's EDA designation that this process might provide necessary public input.

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Public Hearing for 1908-PUD-20 opened at 8:52 p.m.

Ierma Clark, 525 Worth Court on behalf of the Clark and Glowacki families; said she was against any development in that area for the following reasons: water displacement; increase in traffic; increase in crime, utility easement; and the sensitive nature of the Cool Creek Tributary; and health and safety concerns regarding a daycare in regard to the electrical pole and utility easement. She is not in favor of the rezone.

Jane Allain, 533 Worth Court; stated she thought it would be horrible to introduce any commercial to the area which currently includes a school, church, and ball park. She is not in favor of the rezone.

Doug Evans, 834 East Greyhound Pass; said he had two main concerns that include his feeling that no commercial rezone of any kind should take place; and secondly, but most importantly, the danger of increased traffic to the safety of the neighborhood's pedestrians. He is not in favor of the rezone.

Matt Sprague, 918 Farmview Lane; said he doesn't want a parking lot behind his house. He stated that he feels that there is not an unemployment problem that needs to be addressed with additional commercial. He is not in favor of the rezone.

Steve Castle, 716 Citation Road; referenced a 2016 study with Village Farms and the City that resulted in an addendum to the Comprehensive Plan with statements indicating that Village Farms wished to protect its current environment. He said the proposed development is not in line with the Comprehensive Plan. He is not in favor of the rezone.

Josh Travelsted, 709 East Greyhound Pass; said he doesn't doubt that the property will be developed; however, he said any development needs to match the surrounding area. He said no commercial is needed and the proposal is much too dense. He is not in favor of the rezone.

Sarah (Falkner)Wagner, 725 East Greyhound pass; stated she is not in favor of this proposed rezone request.

Ron and Becky Coffman, 15074 Super Star Drive; said he was concerned with the quality and density of the proposed development. He said he feels this project, as presented, would negatively affect his property values. He suggested modifying the plan to offer better quality home products, less density, and designed to match the existing Village Farms neighborhood. He is not in favor of the rezone.

John Servizzi, 417 Fox Lane; stated he is not against development on this site, this is a growing community and this is to be expected. He said he is firmly against rezoning this site. He said Pulte's request is troubling, as it wants to both increase the density, roughly twice what's currently allowed, and add commercial, which is not currently acceptable. He said he has heavily invested in the improvement of two homes in Village Farms. He said that this proposed project does not fit with the vision of the neighborhood, nor the intention of the city, as defined in the existing zoning. He is not in favor of rezoning this property.

Lisa Leahy, 525 Fox Lane; said she hopes that Westfield will protect the current residents' home investments and keep the concerns and best interests of its citizens with decisions the City makes. She said enforcing existing city zoning rules are perhaps the most critical of those decisions. She stated that the residents from the six surrounding communities, which are all zoned SF2, are unified in their belief that the proposed development combining extremely dense housing and "local businesses" is going to create havoc on the roads and ultimately diminish property values for all. She said she is not in favor of this request and asked that the Commission not grant the change the zoning.

Andy Roush, 537 Fox Lane; said he respects the right to sell the property and to maximize profits, but not at the expense of the current residents who stand to see no benefit. He is not in favor of the rezone request.

Colleen Gorkis-Jones, 14740 Pacer Court; said this development would increase an already high volume of traffic, leading to traffic related safety issues with more curb cuts along 146th Street. She said likes the current direction Westfield is going and hopes the City maintains that direction. She is not in favor of the rezone

Chris Jones, 14740 Pacer Court; said that there is no need for additional commercial. He stated that there is a petition with 1000 signatures representing those who are against this proposal. He is not in favor of the rezone.

Jeff Sweet, 14736 Raymond Lane; said he is concerned with the added traffic and safety issues that would be created. He is not in favor of the rezone.

Kendra Buchler, 523 Sapphire Drive; said that there is already too much traffic, much of it cutting through Village Farms at higher speeds than posted. She is not in favor of the rezone.

Nancy Sweet, 14730 Raymond Lane; asked that the plans stay as suggested in the Comprehensive Plan. Traffic has increased substantially as a result of commercial development Oak Ridge must be updated accordingly. She said that Oak Ridge is currently dangerous to travel on between 146th Street and Greyhound Pass adding that the road is narrow and the electrical poles are too close to the road. She is not in favor of the rezone.

Tom Gentry, 720 East Greyhound Pass; said he opposes the request to rezone the property on the northeast corner of 146th Street and Oak Ridge Road; however, he does not oppose development of this property. He stated that the current proposal is not the appropriate use for this property. He said that with inadequate setbacks, traffic and parking issues would become a problem.

Tim Butler, 15260 Goodtime Court; referenced the Comprehensive Plan and its plan for this area to be residential not commercial. He requested that the zoning remain in place. He is not in favor of the rezone.

Troy Yoder, 15088 Shoreway East Drive; stated his biggest concern is with the commercial component. He said he drove around the surrounding commercial corridor/ area and found that there were 17 open commercial vacancies. He says there is no need for additional commercial. He is not in favor of the rezone.

Alice Kasdorf, 15118 Stars Pride Court; said she had great concern about bicycle safety in this area especially with potential commercial. She said this area is not designed for commercial use. She is not in favor of the rezone.

Scott Rector, 548 Worth Court; said that the proposed commercial would not be sustainable nor bring substantial economic development to the area. He stated that if residential goes in, the development should match up and look like the existing Village Farms residential area. He is not in favor of the rezone.

Cindy Cherf, 15110 Romalong Lane; said that the zoning recommended in the Comprehensive Plan should be followed. She said there should be no commercial or high-density housing. She said there is risk to the children and pedestrians in the area given existing traffic and lack of sidewalks. She is not in favor of the rezone.

Emily Baker, 7 Greyhound Circle; said she supports the existing uniqueness and lot sizes of Village Farms and requested that the decision on how to develop this proposed area would be very thoughtful and in line with the existing neighborhood. She expressed concern about more vehicles and the added circulation of traffic that has the potential to create a cut-through route impacting her property. She is not in favor of the rezone.

Janet Warns, 132 West Romalong Court; said she agrees with the prior comments. She added that the current volume of traffic is dangerous and no more is needed. She said that additional traffic will create more cut-throughs in Village Farms. She invited the commissioners to visit Village Farms to observe the high quality of the neighborhood. She is not in favor of the rezone.

Larry Hutson, 16211 Citation Road; said that he, like so many of his neighbors, moved to Westfield to enjoy a rural setting and to escape the crowded conditions in Indianapolis proper. He referenced the Comprehensive Plan's intent to retain the current standards of this area and said that to change the zoning from low-density residential/agricultural to medium/high-density residential/commercial would be a betrayal of trust. He is not in favor of the rezone.

Note: Bob Smith excused himself and left the meeting at 9:30 p.m.

Doug Holtz, 135 East Senator Way; said he is the Director of Planning and Development for the Village Farms HOA. He presented an overview of the Village Farms neighborhood and addressed two main concerns. The first item he addressed were points made in the Comprehensive Plan highlighting strengths of and threats to Village Farms. The threats included increased traffic and potential residential that would be unlike that of the existing Village Farms. The second items he

addressed was the overwhelming opposition to this proposal that was voiced by existing residents at a recent Village Farms Town Hall meeting.

Susanne Baranyk, 202 East Senator Way; said that as a 35-year resident of Village Farms she has seen many changes. She said she agreed with the prior comments that were made at this meeting. She is not in favor of the rezone.

Steve Baranyk, 202 East Senator Way; said that as a 35-year resident of Village Farms he opposes the re-zoning of this parcel. He said he was offended that the developer used the name of his neighborhood in this proposal as it is not supported by residents. He said, as a long-time member of OLMC Church, that the Church is a very busy facility with services and school traffic. He said adding more traffic to the area would not be good.

Linda Nass, 1122 East 161st Street on behalf of the 161st Neighbors; said she agrees that the density and proposed commercial are wrong for this area. She said SF2 is appropriate and suggested that the entrance on Oak Ridge remain open, but other road cuts should be limited. She said the SE Triangular area should be a park developed by Pulte and that should be no streets should cross over the pipeline. She is not in favor of the rezone.

Janice Mowry, 14828 Adios Pass; addressed the residential lot widths. She referenced the Comprehensive Plan and its Village Farms Addendum and questioned the potential use of TIF funds. She is not in favor of the rezone.

Charlie Catron, 412 Fox Lane; said additional commercial isn't needed. He said that he agrees with prior comments and feels that the current zoning matches that of the surrounding Village and Westfield Farms homes. He is not in favor of the rezone.

Kurt Schepers, 14827 Victory Court; said that the current level traffic is bad. He voiced concerns about commercial uses. He is not in favor of the rezone.

Denise Dolin, 14602 Harvest Drive; said she agrees with prior comments. She apologized for condescending comments she previously made about Westfield's local government. She said she questions the quality of the Pulte product and that commercial is not needed. She is not in favor of the rezone.

Mike Johns, 1450 Olde Briar Lane; referenced several portions of the Comprehensive Plan that do not support this proposed development. He is not in favor of the rezone.

Jackie Berthiaume, 15111 Oak Ridge Road; she said that rezoning this area for high density residential and commercial development will benefit no one but the developer. She said that there are currently adequate commercial options for residents. She is not in favor of the rezone.

John Mueller, 510 Fox Lane; said he had concerns with the City's decisions that allow for high-density rezoning that creates safety issues. He questioned Horkay's meeting with Pulte's attorneys and feels that he should recuse himself from any vote concerning this proposal. He is not in favor of the rezone.

Robert Hester, 14747 Adios Pass; said he feels that Pulte did not provide supporting context for the numbers presented. He addressed the proposed lot sizes in comparison to existing Village Farms lot sizes. He addressed property values in regard to the smaller proposed lots. He stated he is against the use of the Village Farms branding/name used in conjunction to this proposal. He is not in favor of the rezone.

Steve Sneath, 626 Sapphire Drive; said he is not opposed to development as long as it remains SF2 and follows the Comprehensive Plan. He said he would like to see the City reinvest in the current residents and assist them in retaining their property values. He said that no one has spoken in favor of this proposal and wonders if the residents are doing enough to show their opposition. He said the process seems backwards and feels that more responsibility should be put on the developer to provide a product that the existing residents desire. He spoke to how much more traffic would be generated with this proposal. He is not in favor of the rezone.

Sue Stawick, 901 Farmview Lane; said she lives in Westfield Farms and that this neighborhood is already very negatively impacted by the amount of traffic on 146th Street. She said the residential would bring more cars and that commercial would bring more light pollution. She is not in favor of the rezone.

Pam Groover, 935 Farmview Lane; said she lives in Westfield Farms, a neighborhood that has only one way in and one way out. She is concerned about light pollution and loss of nature. She said she thinks keeping the current zoning intact is the right decision. She is not in favor of the rezone.

Doug Groover, 935 Farmview Lane; said he heard many of his concerns addressed but added he is against the large number of high-density homes and also the added pressure that would be placed on local roads. He said \$325,000 homes are not affordable and would be undesirable as high-density housing. He is against the commercial zoning and does not support having a park as part of the project. He would like to see the current zoning kept intact. He is not in favor of the rezone.

Patrick Jeffers, 638 Sapphire Drive; said his main concern is the proposed rezoning of the property. He said he is for keeping the plans adherent to current regulations. He is not in favor of the rezone.

Gina Bostic, 70 Admiral Way; stated that she hopes the Commission will listen to the residents as they do care about their neighborhood. She is not in favor of the rezone.

Keena Rector, 548 Worth Court; said that most all her concerns had already been addressed. She added that when a new section was developed in Village Farms it adhered to the standards. She said she feels there is no commercial uses that are needed or wanted at this location. She suggested perhaps creating a community task force to address this issue. She is not in favor of the rezone.

Jill Comstock, 14714 Victory Court; said residents know that this will be developed but added she is opposed to the proposed rezone, as are the 725 residents who signed a petition to not support this proposal. She said she is opposed to commercial and high-density. She said those two items we identified the Village Farms Plan as threats to the community. She asked the Commission to consider what has changed that would warrant such a proposal to be considered. She said more studies are needed. She is not in favor of the rezone.

Becky Deischer, 15018 Shoreway East Drive; said the main reasons her family chose Village Farms were the uniqueness of the homes and the larger lot sizes. She is not opposed to residential development on the proposed site, but does not want high-density or commercial. She is not in favor of the rezone.

Ben Russell, 14578 Saddlebrook Drive; stated he would like to request, that in the future for meetings related to items such as this one, that a larger venue would be utilized. He said, as far as this proposed project is concerned, that traffic is already difficult and dangerous. He added that the design of 146th street with curb and driveway cuts is problematic. He said commercial development brings problems such as noise and light pollution. He is not in favor of the rezone.

Karyn Sneath, 626 Sapphire Drive; said that there are only two proposed entrances which is not good. She said that there is adequate commercial nearby and also addressed the vacant storefronts. There is no residential need for commercial or high-density. She is not in favor of the rezone.

Joe Croffie, 614 Sapphire Drive; said he came from Fishers where it was so crowded and that this proposed density is not desirable. He said he feels that these proposed high-density homes could be rentals and would negatively impact property values. He is not in favor of the rezone.

Public Hearing for 1908-PUD-20 closed at 10:30 p.m.

Dobosiewicz responded that the petitioner will consider all comments and return with revisions. He said that this is the process and stated that the APC doesn't advocate plans. He added that the petitioner advocates the plan and the APC facilitates public comments.

Commission comments:

Hoover addressed how the public comment process works and that he appreciates the public input. He explained how council members regularly meet with petitioners to make projects better and to enhance projects with the input that is received from the citizenry. He said, as of now, he would not support commercial in this area. He said that the density needs to be considered and be in line with existing neighborhoods.

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Woodard said he contextually doesn't support this project given the density and commercial aspects. He asked Dobosiewicz for information regarding new home sales numbers over the past three years. He addressed the commitment of the APC members and confirmed the process of how plans are brought forward.

Kelleher said that she doesn't support this plan and said that it is inconsistent with the Comprehensive Plan. She stated she is not sure why this area was designated as an EDA. She said there is a need in Westfield for more custom homes with larger lots.

Willis said that the Comprehensive Plan is Westfield's guide and that this proposed plan violates several points within the Plan. He can't support the proposed commercial or density.

Schmitz said that this area needs to be zoned SF2 which is consistent with the surrounding areas.

Kelleher said that, per the Comprehensive Plan, there doesn't need to be additional commercial along 146th Street as it needs to be a corridor that serves as a people mover.

Maue said he was surprised that the residents don't want neighborhood commercial that serves as a walkable amenity. He said that he is concerned about the impact to the established neighbors and existing zoning.

Horkay said that this is the beginning of the process and the process will determine the outcome. He addressed the appropriateness of meeting with petitioners to better understand the proposed plans.

Dobosiewicz said that before the petitioner returns back before the APC there will be an effort to acquire additional input from the neighbors.

Graham said that the basic points have been heard and the issues are clear. He said he does recommend that the petitioner meet with the neighbors to create a more mutually agreeable plan.

Public comment: It was asked how to best notify residents about meetings.

Zaiger responded that agendas are posted timely and he doesn't think the City should engage in the notifications of private meetings.

ITEMS CONTINUED TO A FUTURE MEETING

1907-PUD-17

Midtown at Westfield PUD

East side of U.S. 31, north and south of 191st Street

Henke Development Group, LLC by Onpointe Land Matters, LLC requests a change of zoning for approximately 138 acres +/- from the AG-SF1, SF-3, EI, & LB Districts to the Midtown at Westfield PUD District.

(Planner: Pam Howard ▪ PHoward@westfield.in.gov)

1908-PUD-23

Alpha Tau PUD

510 E. State Road 32

Alpha Tau Enterprises, LLC by Coots, Henke & Wheeler, P.C. requests to rezone approximately 8.42 acres +/- from the EI: Enclosed Industrial District to the Alpha Tau PUD District

(Planner: Daine Crabtree ▪ DCrabtree@westfield.in.gov)

1907-ODP-11
1907-SPP-11

Alpha Tau Park, Lots 1-3

510 E. State Road 32

Alpha Tau Enterprises, LLC by Coots, Henke & Wheeler requests Overall Development Plan and Primary Plat review of three (3) Lots on approximately 8.42 acres +/- in the EI: Enclosed Industrial District.

(Planner: Daine Crabtree ▪ DCrabtree@westfield.in.gov)

1904-PUD-05

iBeach31 at Grand Park PUD

North side of 186th Street, west of Grand Park Boulevard

iBeach31 requests a change in zoning of 3 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the iBeach31 at Grand Park PUD District to accommodate a Commercial Recreational Facility.

(Planner: Pam Howard ▪ PHoward@westfield.in.gov)

REPORTS/COMMENTS

- Plan Commission Members
- City Council Liaison
- Board of Zoning Appeals Liaison
- Economic and Community Development Department

ADJOURNMENT

Motion: Adjourn Meeting.

Motion: Graham; Second: Kelleher. Motion passed. Vote: 9-0.

Meeting adjourned at 10:56 p.m.

Randell Graham, President

Andre Maue, Vice President

Kevin M. Todd, Secretary